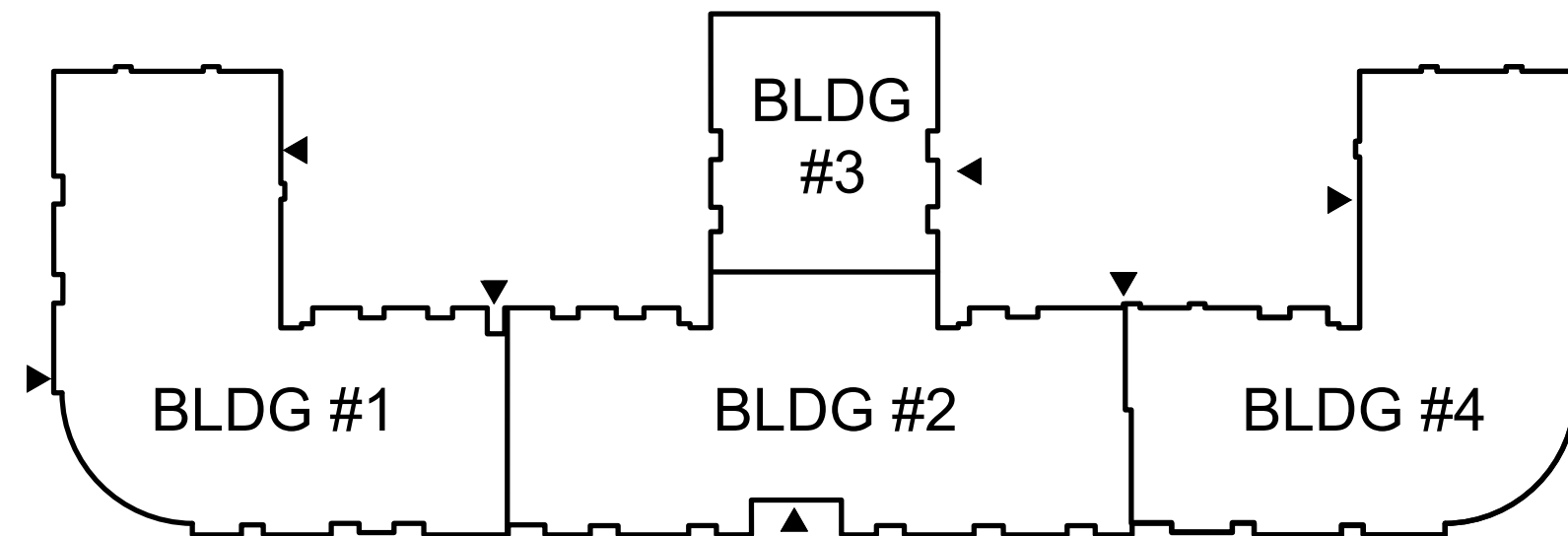


AVERAGE NUMBER OF BEDROOMS PER DWELLING UNIT									
NO. OF UNITS:	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL NUMBER OF UNITS	NUMBER OF BEDROOMS	% OF BEDROOMS
STUDIO	3	6	6	6	6	6	33	33	7.53
ONE BEDROOM	17*	24	24	24	24	24	137	137	31.28
TWO BEDROOM	9*	25	25	25	25	25	134	268	61.19
TOTAL COMBINED	29*	55	55	55	55	55	304*	438	100%
AVERAGE NUMBER OF BEDROOMS								1.44	

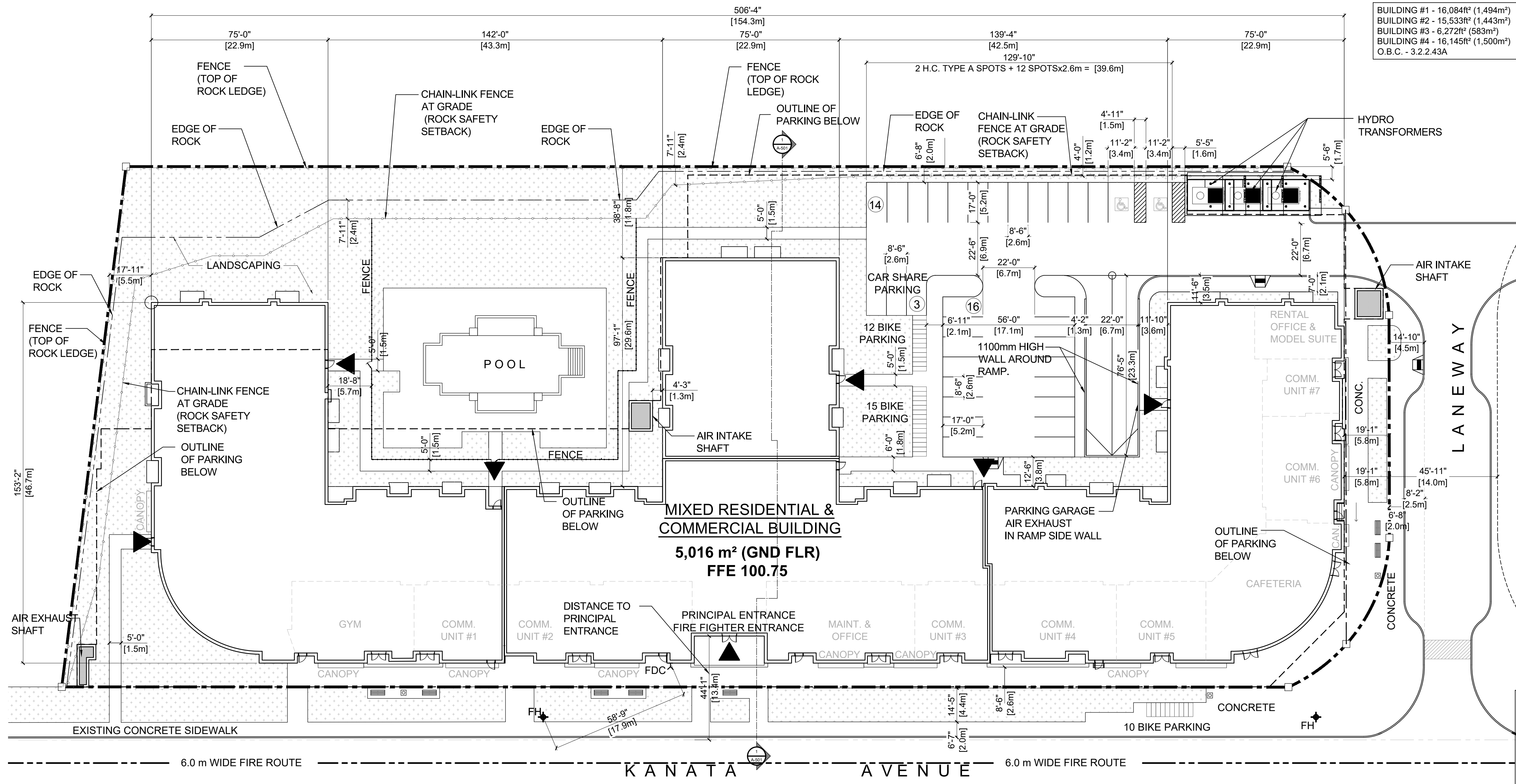
*2 MODEL/GUEST UNITS INCLUDED IN STATS

BARRIER FREE UNITS				
NO. OF UNITS = 302 x 15% = 46 UNITS REQ'D				
TYPE OF UNITS	# OF UNITS	REQ'D B.F. UNITS (15%)	PROVIDED B.F. UNITS	
STUDIO	33	4.95	5	
ONE BEDROOM	137*	20.55	22	
TWO BEDROOM	134*	20.10	25	
TOTAL COMBINED	304*	45.60	52	

*2 MODEL/GUEST UNITS INCLUDED IN STATS



BUILDING #1 - 16,084ft² (1,494m²)
 BUILDING #2 - 15,533ft² (1,443m²)
 BUILDING #3 - 6,272ft² (583m²)
 BUILDING #4 - 16,145ft² (1,500m²)
 O.B.C. - 3.2.2.43A



CITY OF OTTAWA ZONING BY-LAW 2008-250		
MCS H(35) (MIXED-USE CENTRE ZONE)		
PROPOSED MID-RISE MIXED-USE DEVELOPMENT		
ZONING PROVISION	REQUIRED	PROVIDED
MIXED-USE CENTRE ZONE PROVISIONS		
LOT AREA (MIN.)	NO MINIMUM	11,135.1m²
LOT WIDTH (MIN.)	NO MINIMUM	+/- 158.7m
FRONT YARD SETBACK (MIN. / MAX.)	NO MINIMUM / MAXIMUM 3.5m	2.6 m
INTERIOR SIDE YARD SETBACK (MIN.)	NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 3.5m	5.1 m (EAST) & 5.5 m (WEST)
REAR YARD SETBACK (MIN.)	NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 6m	12.7 m
FLOOR SPACE INDEX (MAX.)	2	2.1
FLOOR SPACE INDEX NON-RESIDENTIAL (MIN.)	0.75	0.11
BUILDING HEIGHT (MIN. / MAX.)	MINIMUM 6.7m / MAXIMUM 35.0m	21.2 m
WIDTH OF LANDSCAPED AREA (MIN.)	NO MINIMUM	VARIES
PARKING PROVISIONS (AREA C)		
PARKING SPACES (MIN.)	1.0 PER DWELLING UNIT = 304 3.4 PER 100m² GFA RETAIL = 30.5 10 PER 100m² GFA GYM = 15.4 10 PER 100m² GFA CAFE = 21.2	TOTAL = 385
VISITOR PARKING SPACES (MIN.)	0.2 PER DWELLING UNIT = 60.8 TOTAL = 431.9	
ACCESSIBLE PARKING SPACES (MIN.)	5 TYPE A & 5 TYPE B	10 TOTAL
BICYCLE PARKING SPACES (MIN.)	0.5 PER DWELLING UNIT = 152 1 PER 250m² GFA RETAIL = 4 1 PER 250m² GFA CAFE = 1 1 PER 1500m² GFA GYM = 0	TOTAL = 244 INCLUDES 0.75 PER DWELLING UNIT
AMENITY AREA PROVISIONS		
TOTAL AMENITY AREA (MIN.)	6m² PER DWELLING UNIT = 1824	4,505 m²
COMMUNAL AMENITY AREA (MIN.)	50% OF TOTAL = 912 m²	3,238 m²

GROSS FLOOR AREAS (GFA) - PER CITY

GYM	= 154m² (1,655ft²)
CAFETERIA	= 212m² (2,282ft²)
COMMERCIAL	= 896m² (9,648ft²)
RESIDENTIAL (1ST FLR)	= 2,052m² (22,089ft²)
RESIDENTIAL (2ND FLR)	= 4,266m² (45,915ft²)
RESIDENTIAL (3RD FLR)	= 4,266m² (45,915ft²)
RESIDENTIAL (4TH FLR)	= 4,266m² (45,915ft²)
RESIDENTIAL (5TH FLR)	= 4,266m² (45,915ft²)
RESIDENTIAL (6TH FLR)	= 4,266m² (45,915ft²)

AMENITY AREAS

COMMUNAL POOL/GRASS	= 2,465m² (26,534ft²)
ROOF TOP	= 397m² (4,273ft²)
GND FLR AMENITIES	= 376m² (4,049ft²)
PRIVATE BALCONIES	GND FLOOR = 109m² (1,172ft²) 2ND FLOOR = 233m² (2,508ft²) 3RD FLOOR = 233m² (2,508ft²) 4TH FLOOR = 227m² (2,447ft²) 5TH FLOOR = 232m² (2,499ft²) 6TH FLOOR = 232m² (2,499ft²)
TOTAL	= 4,505m² (48,489ft²)

BUILDING AREA CALCULATIONS (PERIMETER)

U/G LEVEL 1	= 8,388m² (90,291ft²)
U/G LEVEL 2	= 3,052m² (32,847ft²)
GROUND FLR	= 5,023m² (54,069ft²)
2ND FLR	= 5,022m² (54,057ft²)
3RD FLR	= 5,022m² (54,057ft²)
4TH FLR	= 5,015m² (53,976ft²)
5TH FLR	= 5,015m² (53,976ft²)
6TH FLR	= 5,015m² (53,976ft²)
ROOF	= 144m² (1,551ft²)

PARKING

FLOOR	2.6m x 5.2m	2.4m x 5.2m	2.6m x 4.6m SMALL CAR	BF TYPE 'A' 3.4m x 5.2m	BF TYPE 'B' 2.6m x 5.2m	TOTAL
SITE	31	0	0	2	0	33
U/G LVL 1	196	64	1	2	2	265
U/G LVL 2	63	19	1	2	2	87
TOTAL	290	83	2	6	4	385



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rev.	date	issued for	rev.	date	issued for
5	DEC. 09.21	SPA RESUBMISSION	10		
4	OCT. 27.21	RE-ZONING	9		
3	OCT. 20.21	UDRP	8		
2	JUNE 30.21	ZONING	7	MAR. 11.22	PLANNING RESUBMISSION
1	JUNE 11.21	REVIEW	6	FEB. 22.22	FOUNDATION PERMIT

project: THE WOODS
 address: KANATA AVE., OTTAWA
 sheet name: SITE PLAN
 project no.: 21-0044
 sheet no.: A001

